

PB#89-44

**WASHINGTONVILLE SOCCER CLUB
WITHDRAWN**

SBL 52-1-37

WASHINGTONVILLE SOCCER CLUB #89-44
SUBDIVISION - (LANC & TULLY) SHAW RD.

Withdrawn

3 / 15 / 02

—

General Receipt

11025

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

November 20, 1989

Received of Erac + Tolley Engineer + Survey, P.C. \$ 25.00

Twenty-five and 00/100 DOLLARS

For Plan. Board Application Fee (#89-44)

DISTRIBUTION

FUND	CODE	AMOUNT
CHECK # 7324		\$ 25.00

By Pauline B. Townsend RA

Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

11024

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

November 30, 1989

Received of Pauline H. Townsend \$ 300.00

Three Hundred and 00/100 DOLLARS

For P.B. #89-44 Washingtonville Soccer

DISTRIBUTION

FUND	CODE	AMOUNT
CHK # 502		300.00
Sub division		
Expense (2 lines)		

By James R. Caputo
Caputo
Title

Williamson Law Book Co., Rochester, N. Y. 14609

Washingtonville Soccer Club
P.O. Box 24
Washingtonville, NY 10992

Date: March 13, 2002

New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553
Attention: James Petro, Chairman

RE: Withdrawal of application
for Subdivision
SECTION 52 – BLOCK 1 – LOT 37
LOCATION: Shaw Road

To whom it may concern:

As per our recent Town Hearings discussing plans for future work at the Washingtonville Soccer Club fields on Shaw Road, this letter is to formally withdraw the Washingtonville Soccer Club's application for subdivision.

Regretfully I do not have the exact date of application. I do know that the application was submitted with a "Sketch Plan" Map dated January 3, 1991. Therefore the application should have been posted sometime during 1991.

We trust this letter should answer any remaining questions about the status of the application. Also the Washingtonville Soccer Club has no interest to pursue decisions or activities involved with a subdivision of the above-mentioned property.

As always, we are grateful for the time and attention you give to the "Club".

With best regards,

A handwritten signature in black ink, appearing to read 'Neil C. Sullivan', with a stylized flourish extending to the right.

Neil C. Sullivan
Director, Soccer Field Development
Washingtonville Soccer Club

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/18/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 89-44

NAME: WASHINGTONVILLE SOCCER CLUB

APPLICANT: WASHINGTONVILLE SOCCER CLUB

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/17/1989	2 LOTS @ 150.00 EACH	PAID		300.00	
11/22/1989	P.B. MINUTES	CHG	13.50		
01/23/1991	P.B. MINUTES	CHG	13.50		
03/18/2002	P.B. ENGINEER (APPLIC WIT	CHG	268.80		
03/18/2002	RET. TO APPLICANT	CHG	4.20		
		TOTAL:	300.00	300.00	0.00

3/18/02
L.R.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/18/2002

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
W [Disap, Appr]

FOR PROJECT NUMBER: 89-44

NAME: WASHINGTONVILLE SOCCER CLUB

APPLICANT: WASHINGTONVILLE SOCCER CLUB

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
03/13/2002	APPLICATION WITHDRAWN	WITHDRAWN
01/23/1991	P.B. APPEARANCE	WVE P.H./L.A.-RETURN
11/22/1989	P.B. APPEARANCE	TO RETURN
11/14/1989	WORK SESSION APPEARANCE	

AS OF: 03/18/02

PAGE: 1

HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-36 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 89-44

										-----DOLLARS-----			
TASK-NO	REC	DATE	TRAN	EMPL	ACT	DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE	
89-44	47774	11/14/89	TIME	MJE	MC	WASH SOCCER	60.00	0.40	24.00				
89-44	47787	11/20/89	TIME	MJE	MC	WASHVILLE SOCCER	60.00	0.50	30.00				
89-44	47788	11/21/89	TIME	MJE	MC	WASHINGTONVILLE SOCC	60.00	1.00	60.00				
89-44	47797	11/21/89	TIME	KRB	CL	WASHINGTONVILLE SOCCER	19.00	0.50	9.50				
89-44	47791	11/22/89	TIME	MJE	MC	WASHINGTONVILLE SOCCER	60.00	0.10	6.00				
89-44	47900	11/22/89	TIME	KRB	CL	WASH SOCCER	19.00	0.20	3.80				
									133.30				
89-44	47537	12/11/89				BILL INV 89-481					-133.30		
											-133.30		
89-44	49359	01/03/91	TIME	MJE	MC	WASH SOCCER	65.00	0.40	26.00				
89-44	49235	01/18/91	TIME	MJE	MC	WASH SOCCER	65.00	0.50	32.50				
89-44	49176	01/22/91	TIME	MJE	MC	WASH SOCCER	65.00	0.30	19.50				
89-44	49181	01/23/91	TIME	MJE	MC	WASH SOCCER	65.00	0.50	32.50				
89-44	49251	01/23/91	TIME	MCK	CL	WASH SOCCER/REV COMM	25.00	1.00	25.00				
									135.50				
89-44	49415	02/12/91				BILL INV 91-173					-135.50		
											-135.50		
TASK TOTAL									268.80	0.00	-268.80	0.00	
GRAND TOTAL									268.80	0.00	-268.80	0.00	

TOTAL P.02

WASHINGTONVILLE SOCCER CLUB SUBDIVISION (89-44) SHAW RD.

Mr. Art Tully of Lanc & Tully came before the Board representing this proposal.

MR. TULLY: Washingtonville Soccer Club got an approval, site plan approval in September of 1986 to construct play field, ball field. I'll just give you a little background. It's more land than they need and they'd like to subdivide off one large parcel from the total parcel. They have 50 acres. They's like to subdivide off a 13 acre parcel mainly for the reason to try to raise some funds. So, the--

MR. VAN LEEUWEN: Weren't they in front of us one time for that?

MR. TULLY: Yes. We're back now. This is the original one and since we were here last time, we have done some extensive soil testing. We have had conversations with the Orange County Health Department and we want to, we have also had the plans reviewed by the Town Engineer and we are just bringing you up-to-date that we are going to be proceeding with the subdivision application.

The septic system was the major concern we had some problems because the soils are not the best and we are going to have to have a fill system constructed there and the proposal is to do the fill system, have it approved by the Health Department as part of the subdivision. So, we are looking for a --

MR. VAN LEEUWEN: This is the fill system?

MR. TULLY: Yes.

MR. LANDER: Where is this located?

MR. TULLY: On Shaw Road just off of Beattie. They want to take this whole side of the property off right here, these are the four fields so it really has no impact on the soccer fields themselves.

MR. VAN LEEUWEN: It doesn't, I know the property.

MR. TULLY: We are looking for sketch plan approval and we'll come in with a formal preliminary plan next time. I'm not sure whether we, they had a public hearing on this as a two lot subdivision.

MR. VAN LEEUWEN: I don't think so. I make a motion we,

the Planning Board, be lead agency.

MR. LANDER: I'll second it.

ROLL CALL:

Mr. Lander	Aye
Mr. VanLeeuwen	Aye
Mr. Dubaldi	Aye
Mr. Pagano	Aye

MR. VAN LEEUWEN: I make a motion to waive the public hearing in this case.

MR. DUBALDI: I'll second it.

MR. LANDER: What is the nearest road here?

MR. VAN LEEUWEN: Shaw Road, Beattie Road and Bull Road.

POLL CALL:

Mr. Lander	Aye
Mr. VanLeeuwen	Aye
Mr. Dubaldi	Aye
Mr. Pagano	Aye

MR. PAGANO: In our engineer's notes, you want to waive this public hearing per paragraph 4 of the--

MR. VAN LEEUWEN: Whatever it says, yes, I'll waive the public hearing.

MR. PAGANO: Well, let's dot the i's and cross the t's. We are waiving the public hearing per paragraph 4b of the subdivision regulations.

MR. EDSALL: Just for the record, my first comment can be somewhat modified now although we were not able in the Town Hall to find a copy of the stamped approved plan, Art's been kind enough to bring in stamped copies from the applicant. You're letting us hold onto this?

MR. TULLY: That's yours to keep and we'll try to get another one for you.

MR. VAN LEEUWEN: Here's another one that's the original stamp.

MR. EDSALL: No, I'm talking about the site plan. We can

now trace back, that's 1986.

MR. BABCOCK: We know it was approved, we just couldn't produce a stamped plan.

MR. EDSALL: So we'll use this site plan the applicant's provided to coordinate with the subdivision plans.

MR. TULLY: We have got some work to do with the Health Department when we get that resolved, we'll come back. Thank you very much.

March 15, 1994

New Windsor Planning Board
555 Union Avenue
New Windsor, N.Y. 12553

RE: WASHINGTONVILLE SOCCER CLUB

Dear Sir/Madam:

Please be advised that the Washingtonville Soccer Club does plan to continue its subdivision process of their property located on Shaw Road in the future. However, due to financial constraints at this time, we cannot continue the process immediately.

We will contact you, as soon as possible, to complete this subdivision, hopefully within six months.

Thank you so much for your patience.

Sincerely,

Maureen Bowes

Maureen Bowes
496-9662

2/22/96

*Spoke to Neil Sullivan at Work Shop -
Told him we need a letter withdrawing
this application. He said he would
take care of it.*

CR

RECEIVED MAR 24 1994 *CR*

PLANNING BOARD FILE NUMBER: 89-44

MEMORANDUM FOR FILE

DATE: February 2, 1994

On this date: I spoke to Art Tully re: the status
of this application. He said he will have the
applicant issue us a letter informing us of their
intentions with regard to this application

(m)



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # 89-44
WORK SESSION DATE: 3 Jan '91 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: No
PROJECT NAME: Washburnville Soccer Sch.
PROJECT STATUS: NEW OLD X
REPRESENTATIVE PRESENT: Frank Cox
TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. DOB R.
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- OK for P/B meeting, sketch plan

- In future SOS Lot 1

- OCPDH - full Lot 2

- Notes

- mfr → advise P/B (YA & P/H)

OK for mtg next
avail agenda

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/22/90

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 89-44

NAME: WASHINGTONVILLE SOCCER CLUB
APPLICANT: WASHINGTONVILLE SOCCER CLUB

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	11/17/89	MUNICIPAL HIGHWAY	01/08/91	SUPERSEDED BY REV1
ORIG	11/17/89	MUNICIPAL WATER	11/16/89	APPROVED
ORIG	11/17/89	MUNICIPAL SEWER	12/19/89	APPROVED
ORIG	11/17/89	MUNICIPAL SANITARY	11/20/89	DISAPPROVED
ORIG	11/17/89	MUNICIPAL FIRE	11/22/89	APPROVED
ORIG	11/17/89	PLANNING BOARD ENGINEER	01/08/91	SUPERSEDED BY REV1
REV1	01/08/91	MUNICIPAL HIGHWAY	/ /	
REV1	01/08/91	MUNICIPAL WATER	01/08/91	APPROVED
REV1	01/08/91	MUNICIPAL SEWER	/ /	
REV1	01/08/91	MUNICIPAL SANITARY	01/09/91	APPROVED
REV1	01/08/91	MUNICIPAL FIRE	01/10/91	APPROVED
REV1	01/08/91	PLANNING BOARD ENGINEER	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/22/90

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 89-44

NAME: WASHINGTONVILLE SOCCER CLUB

APPLICANT: WASHINGTONVILLE SOCCER CLUB

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/22/89	P.B. APPEARANCE	TO RETURN
11/14/89	WORK SESSION APPEARANCE	

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

January 3, 1991

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12550

Attn: Mr. Carl Schiefer,
Planning Board Chairman

Re: Washingtonville Soccer Club
Shaw Road/Town of New Windsor
Our File No. 89-222

Dear Mr. Schiefer:

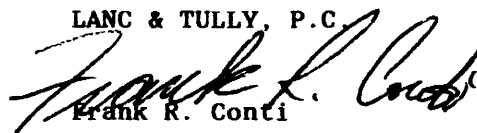
Enclosed please find six (6) sets of the Washingtonville Soccer Club 2-Lot Subdivision Plan located on Shaw Road in the Town of New Windsor. We are writing in response to the review comments by McGoey, Hauser & Edsall dated November 22, 1989. For our responses, we have utilized the same numeration as the review.

1. No response necessary.
- 2
 - a. The net area information for both lots has been shown.
 - b. The sanitary disposal system design along with soil test data and required separations is shown for lot #2.
 - c. Lot #1 has not been submitted for approval at this time, therefore, the sanitary disposal system has not been approved by the Town of New Windsor.
 - d. Sight distance from the proposed driveway location on lot #2 has been shown.
 - e. As stated in response 2c., lot #1 has not received any approvals at this time.

We request to be placed on the next Planning Board agenda for sketch plan approval. If you need any additional information regarding this project, please do not hesitate to contact our Goshen office.

Sincerely,

LANC & TULLY, P.C.



Frank R. Conti

Enclosure

FRC/sb
schiefel

Main Office • P.O. Box 687, Route 207, Goshen, N.Y. 10924 • (914) 294-3700
Branch Office • P.O. Box 373, Route 55, LaGrangeville, N.Y. 12540 • (914) 473-3730
FAX (914) 294-8609

89-44

JAN - 4 1991

Rev 1

1-8-91

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Cane & Tully for the building or subdivision of
Washingtonville Soccer club has been
reviewed by me and is approved ☒

disapproved _____

~~If disapproved, please list reason~~ _____

There is no town water in this area.

HIGHWAY SUPERINTENDENT

Steve D. D.V.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
CC: M.E.

WASH.PB

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 10 January 1991
SUBJECT: Washingtonville Soccer Club

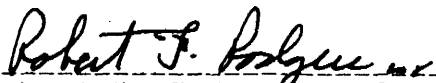
PLANNING BOARD REFERENCE NUMBER: PB-89-44
DATED: 4 January 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-002

A review of the above referenced subject site plan was conducted on 9 January 1991.

This site plan is acceptable.

PLANS DATED: 3 January 1991.


Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

✓
CC:M.E.

89 - 44

JAN - 4 1991

Rev 1

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by

Kane & Tully for the building or subdivision of
Washingtonville Soccer Club has been
reviewed by me and is approved ☒

disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lyman H. Masten Jr

SANITARY SUPERINTENDENT

January 9, 1991

DATE

✓
cc: H.E.

89 - 44

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, [REDACTED], HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision _____ ✓ _____ as submitted by
_____ for the building or subdivision of
WASHINGTONVILLE SOCCER CLUB has been
reviewed by me and is approved _____ ✓ _____
disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Al R. Smith
SANITARY SUPERINTENDENT

12-19-89

DATE

✓
C.C. H.E.

IOC.PB
WASH. SOCCER

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 22 November 1989

SUBJECT: Washingtonville Soccer Club Subdivision

PLANNING BOARD REFERENCE NUMBER: PB-89-44

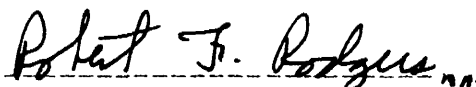
DATED: 15 November 1989

FIRE PREVENTION REFERENCE NUMBER: FPS-89-103

A review of the above referenced subdivision was conducted on 21 November 1989.

This subdivision is found acceptable.

PLANS DATED: 6 November 1989, Revision 2



Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

↓
CC: H.E.

WASHINGTONVILLE SOCCER CLUB SUBDIVISION:

Mr. Nick Profaci came before the Board presenting his proposal.

BY MR. SOUKUP: Did you get Mark's comments?

BY MR. PROFACI: No.

BY MR. SOUKUP: Ask him for them.

BY MR. VANLEEuwEN: What are you fellas going to do with the lot?

BY MR. PROFACI: We are going to subdivide it off and sell it off so Washingtonville Soccer Club can generate some money so they can finish the field.

BY MR. SCHIEFER: Sell off ten acres?

BY MR. PROFACI: Yes. These two fields, they are running out of funds, so they want to sell off a ten acre piece.

BY MR. SOUKUP: This was donated or did they buy the property?

BY MR. PROFACI: They paid for it.

BY MR. VANLEEuwEN: They paid \$40,000 for it.

BY MR. SCHIEFER: What you are asking is for this to be broken off.

BY MR. VANLEEuwEN: About half off it is good for about one house. I know the land. Maybe the back I have never really been in the back.

BY MR. PROFACI: The back is wet basically ten acres is good for one house.

BY MR. SCHIEFER: He is just asking for single lot.

BY MR. PROFACI: That is it. That is all it will ever be because of the nature of the land. That is all it would ever be is a single family.

BY MR. VANLEEuwEN: What we need is we need some percolation data.

BY MR. PROFACI: You will get that at preliminary.

BY MR. VANLEEUEWEN: Those are the commet sheets. I am going towards Mark's sheet. It has got to be done and I don't think it is a good idea to make a subject to otherwise I would. We have to do county.

BY MR. RONES: Take that off there. Is that what you are selling it for, for a residential building lot?

BY MR. PROFACI: Yes.

BY MR. VANLEEUEWEN: I know the land. It is wet down the back here.

BY MR. RONES: Then you are going to need the design.

BY MR. PROFACI: Before sketch plan is given?

BY MR. RONES: Well, no, they can say that they like the general concept and tell you off the record.

BY MR. SCHIEFER: We are telling you what we'd like before final approval. Any other comments?

BY MR. EDSALL: Just one note. So we can help you out when it comes time to filing the map, note clearly that lot one is just outdoor recreational. I'd remove some of the references to proposed since it was already approved and is under construction, making clear that lot two is single family residential. The bulk requirements are fine. The little items I have on the sheet are fairly easily addressed.

BY MR. PROFACI: What do you mean by net area?

BY MR. EDSALL: You have to get a copy of the definition of the lot area in New Windsor, but in effect it tracks all areas that are submerged for three or four months or show as wetlands on maps, show as swampy areas on U.S.G.S. subtract stream easements, unuseable areas.

BY MR. SOUKUP: Go back to lot one where we show the four soccer fields. There is a building and a septic system and the building. Were those part of an earlier approval?

BY MR. EDSALL: Yes, I prefer not having these as being

NOVEMBER 22, 1989

61

something proposed. I prefer showing them as previously approved. Just take proposed off.

BY MR. VANLEEUEWEN: When they first came in to us, they told us they were going to knock off the ten acre piece.

BY MR. SOUKUP: Did you have a hearing when the soccer fields were approved?

BY MR. VANLEEUEWEN: Yes and old ladies came out, they all complained because they didn't want the noise.

BY MR. EDSALL: For the Board's information, the site plan was approved on September 10, 1986.

BY MR. SOUKUP: Fix it up and bring it back.

BY MR. PROFACI: Thank you.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, [REDACTED]
 D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
 FORM:

The maps and plans for the Site Approval _____
 Subdivision ✓ _____ as submitted by
Lawrence Tully Eng. for the building or subdivision of
Washingtonville Soccer Club _____ has been
 reviewed by me and is approved _____,
 disapproved ✓ _____.

If disapproved, please list reason _____
Submitted map does not show in complete detail the location
and distances of the Sanitary System in relation to the
building.

 HIGHWAY SUPERINTENDENT

 WATER SUPERINTENDENT

Lynnam R. Masten Jr.
 SANITARY SUPERINTENDENT
 Inspector

November 20, 1989
 DATE

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., ~~SEWER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Cane & Tully for the building or subdivision of
Washingtonville Soccer Club has been
reviewed by me and is approved ☒

~~disapproved~~ _____

If disapproved, please list reason _____

There is no town water in this
area -

HIGHWAY SUPERINTENDENT

Steve B. Davis
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

11/15/89 plan
CC: M.E.

1. Name of Project WASHINGTONVILLE SOCCER CLUB
2. Name of Applicant CLUB Phone (914)496-9662/ (914)496-9141
- Address Shaw Road New Windsor, N.Y. 12575
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Washingtonville Soccer Club Phone (914)496-9662/(914)496-9141
- Address Shaw Road New Windsor N.Y. 12575
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan LANC & TULLY, P.C. Phone (914)294-3700
- Address P. O. BOX 687 Rt. 207 Goshen N.Y. 10924
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Robert Dinardo, Esq. Phone (914)496-5414
- Address 90 East Main St. Washingtonville NY 10992
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting LANC & TULLY, P.C. Phone (914)294-3700
(Name)
7. Location: On the Northeast side of Shaw Road
590± feet Northwest
(Direction)
of Bull Road
(Street)
8. Acreage of Parcel 49± Acres 9. Zoning District R-2
10. Tax Map Designation: Section 52 Block 1 Lot 37
11. This application is for Sketch Plan Approval

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

MAUREEN BOWES being duly sworn, deposes and says that she resides at RD 1, Box 1631, CAMBELL HALL in the County of ORANGE and State of NEW YORK and that she is (the owner in fee) of Washingtonville Soccer Club (Official Title) of the Corporation which is the Owner in fee of the premises described in the foregoing application and that she has authorized _____ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

9th day of November 1989

Dennis M. Lowes
Notary Public

DENNIS M. LOWES
Notary Public, State of New York
No. 4602013

Orange Co
Term Expires Feb 23, 1991

Maureen Bowes
(Owner's Signature)

Maureen Bowes
(Applicant's Signature)

President
(Title)

PROJECT I.D. NUMBER

817.21

89 - 44
SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR LANC & TULLY, P.C.	2. PROJECT NAME WASHINGTONVILLE SOCCER CLUB
3. PROJECT LOCATION: Municipality TOWN OF NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) North side of Shaw Road approximately 590 feet northwest from intersection of Shaw Road and Bull Rom	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Minor subdivision of 49± acre parcel into a 10± acre parcel and a 39± acre parcel. The large of which is presently Washingtonville Soccer Club. The smaller will be for proposed residential use.	
7. AMOUNT OF LAND AFFECTED: Initially 2± acres Ultimately 2± acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: LANC & TULLY, P.C., Project Engineers Date: Nov. 9, 1989	
Signature: <i>Arthur R Tully</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

WASHINGTONVILLE SOCCER CLUBEXECUTIVE BOARD

Maureen Bowes	President
Walt Nodolny	Vice President
David Francis	Treasurer
Cathy Pilot	Secretary
Purchasing Manager	Al Schmidt
Field Maintenance	Steve Doyle
Fundraising	Maureen DeVinko
Registrar	Karen Rone
Hudson Valley Delegate	Fred Krampe

A 201

Standard N.Y.S.T. Form 300
Repealed 1-1-60, with certain special provisions - Ind. or Corp.

DATE (TIME)

472-096

JULIUS BLUMBERG, INC. - LAW BLANK PUBLISHERS

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE made the 6 day of Nov A.D. 1988, nineteen hundred and eighty eight
 BETWEEN MICHAEL COSEY, residing at Clark Lane, Harriman, NY

52-1-37

NO
CONSID-
ERATION-

GIFT

NO DEED
STAMPS

52-1-37

party of the first part, and WASHINGTONVILLE SOCCER CLUB, INC., a non-profit
 corporation with its principal place of business at Box 42,
 Washingtonville, N.Y. 10992

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN and 00/100-----

----- (\$10.00)----- dollars,

lawful money of the United States,

paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
 successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,

lying and being in the Town of New Windsor, County of Orange, State of
 New York, and more accurately bounded and described as follows:

BEGINNING at a point on the northeasterly side of Shaw Road which
 leads from Bull Road to Rock Tavern, said point being the southeast
 corner of lands of Rudolph Rasmussen; thence on the line of lands
 of Rasmussen, following in part a wall, North 42° 17' 40" East
 260.69 feet to a pipe, thence along the line of Nyberg, following
 in part a fence, North 42° 57' 50" East 820.03 feet to a point;
 thence North 39° 21' 10" East 30.69 feet to a point; thence North
 28° 13' 50" East 51.12 feet to a point in the southerly line of
 the O & W right of way, which is now abandoned; thence following along
 the fence on the O & W right of way, on a curve to the left, having
 a radius of 1800 feet, as described by the chord, North 67° 17' 50"
 East 474.45 feet to a point; thence leaving the O & W right of way
 and along the line of lands now or formerly of Finley, following in
 part a fence and wall, South 47° 29' 10" East 32.29 feet to a
 point; thence South 55° 06' 30" East 630.38 feet to a point, said
 point being in the line of The Three B's, Inc; thence through the
 line of lands of the Three B's, Inc., on the next six courses and
 distances: South 28° 04' 30" West 420.31 feet to a point; thence
 South 61° 55' 30" East 400.0 feet to a point, thence South 28°
 04' 30" West 70.56 feet to a point; thence South 33° 28' 40"
 West 375.25 feet to a point; thence South 16° 55' West 381.51 feet
 to a point; thence South 29° 56' West 521.49 feet to a pipe on
 the northeasterly side of Shaw Road; thence along the northeasterly
 side of Shaw Road following in part a wall and fence, North 53°
 39' 20" West 497.16 feet to a point; thence North 52° 00' 50" West
 42.07 feet to a point, said point being the southeast corner of a
 2.33 acre parcel now owned by Three B's, Inc. thence continuing
 along the line of the 2.33 acre parcel, on the next four courses
 and distances: North 37° 59' 10" East 385.0 feet to a point;
 thence North 52° 00' 50" West 175.0 feet to a point; thence South
 71° 44' 30" West 186.35 feet to a point; thence South 44° 12' 20"
 West 220.0 feet to a point in the northeast line of Shaw Road;
 thence along the northeast line of Shaw Road following in part
 a fence and walls, the following five courses and distances:

2462 ft 99

North 45° 47' 40" West 63.98 feet to a point; North 54° 31' 10" West 179.76 feet to a point thence North 50° 14' 30" West 304.70 feet to a point; thence North 44° 12' 50" West 178.21 feet to a point; thence North 39° 42' 10" West 132.28 feet to the point of beginning.

BEING AND INTENDED TO BE the same property conveyed by Windsor Trails Corp. to Michael Osetek by deed dated 10/17/70 and recorded 12/21/70 in the Orange County Clerk's Office in Liber 1862 at Page 1164.

SUBJECT to covenants, restrictions, easements, grants of record, if any, notes and conditions on the filed subdivision map, if any, and existing utility lines, if any.

PROXY STATEMENT

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

WASHINGTONVILLE SOCCER CLUB, deposes and says that he

resides at Shaw Road New Windsor, N.Y. 12575
(Owner's Address)

in the County of ORANGE

and State of NEW YORK

and that he is the owner in fee of

TAX MAP SECTION 52, BLOCK 1, LOT 37

which is the premises described in the foregoing application and
that he has authorized LANC & TULLY, P.C.

to make the foregoing application as described therein.

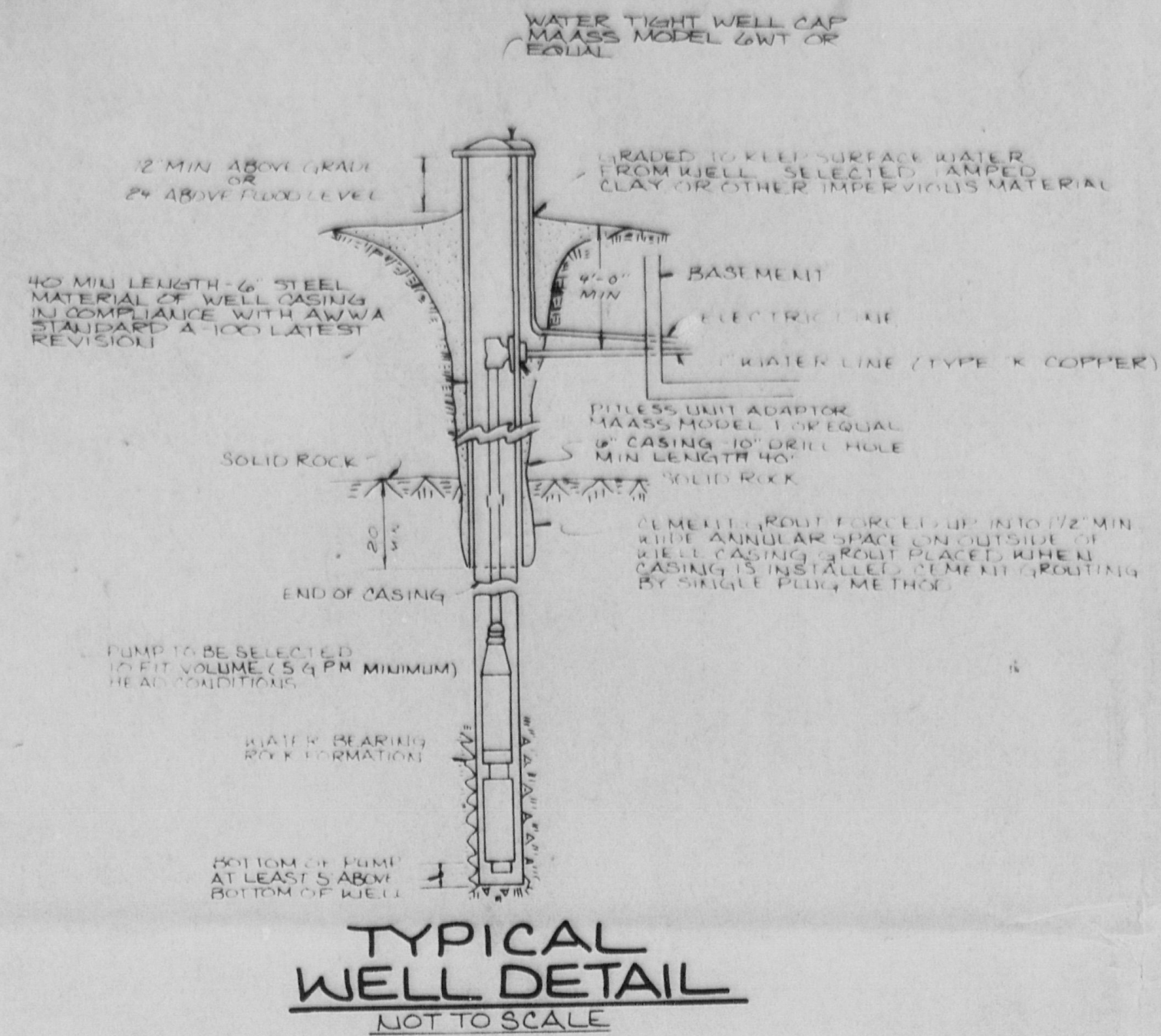
Date: November 9, 1989

Maurice Bowes
(Owner's Signature)

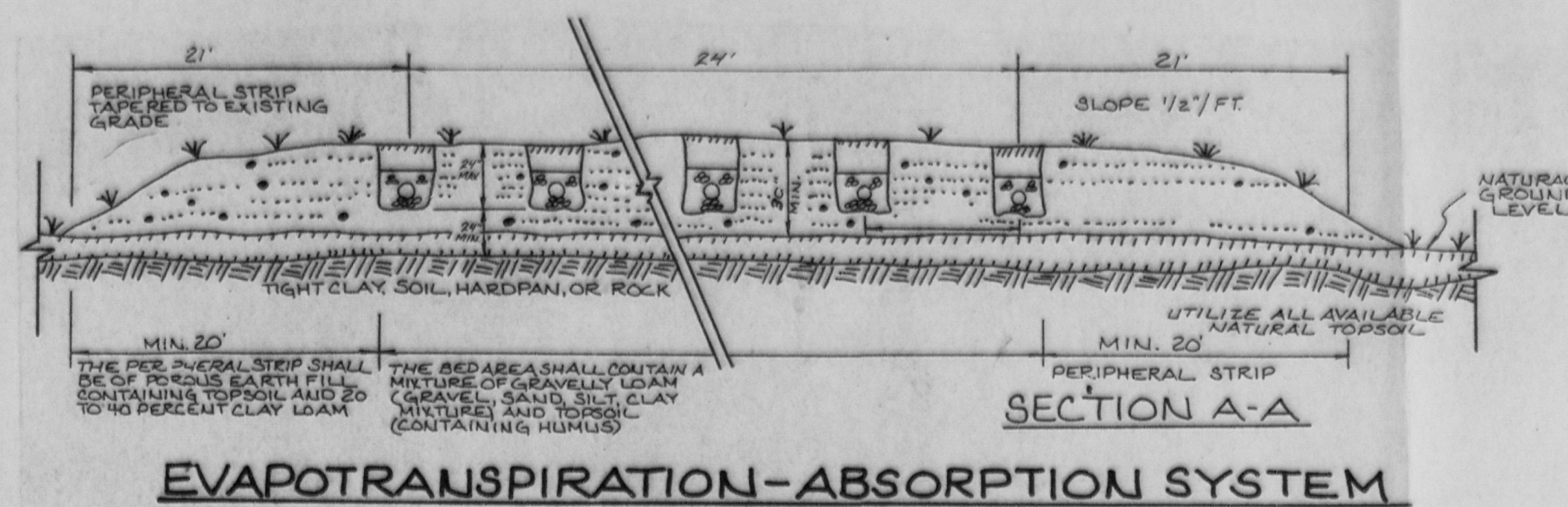
James M. Jones
(Witness' Signature)

NOTES:

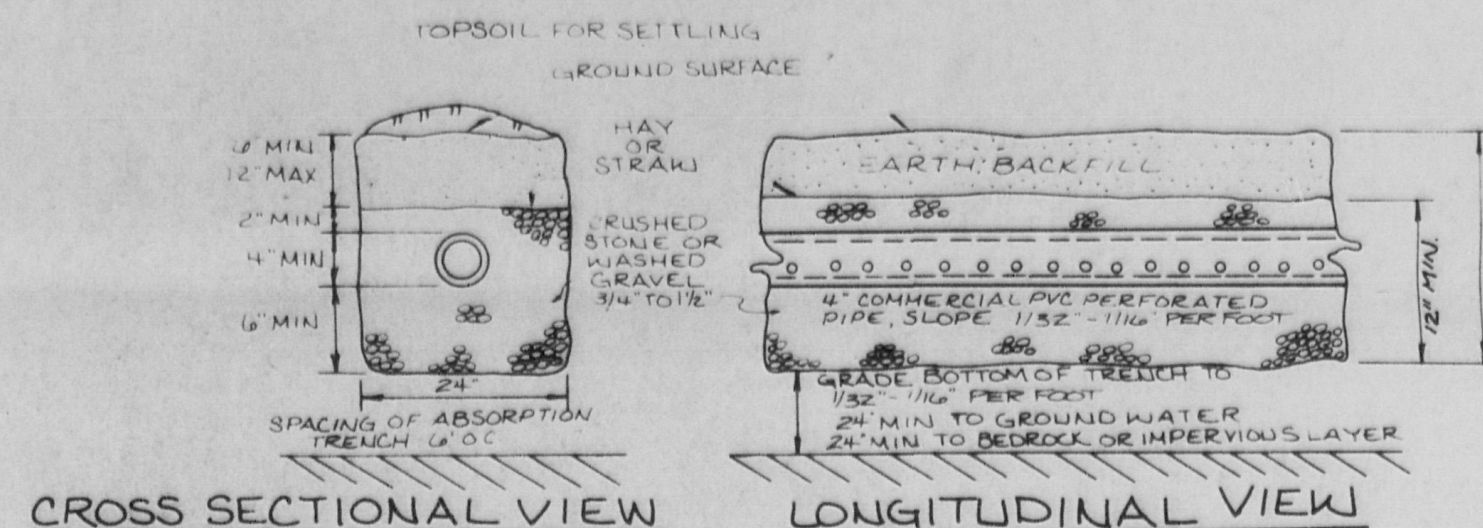
1. PRIOR TO CONSTRUCTION A NYS LICENSED PROFESSIONAL ENGINEER SHALL STAKE THE PROPOSED SEWAGE DISPOSAL SYSTEM.
2. CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM AND WELL SHOULD BE INSPECTED BY A NYS LICENSED PROFESSIONAL ENGINEER.
3. ANY MODIFICATIONS OR DEVIATIONS FROM THIS PLAN MUST BE APPROVED BY DESIGN ENGINEER PRIOR TO CONSTRUCTION.
4. THE WELL AND SEWAGE DISPOSAL SYSTEM DESIGN AND LOCATION ARE NOT TO BE CHANGED FROM THOSE SHOWN ON APPROVED PLANS.
5. BOULDERS ON SURFACE OF THE GROUND TO BE CLEARED AWAY PRIOR TO CONSTRUCTION OF SEWAGE DISPOSAL SYSTEM.
6. ALL TREES SHALL BE REMOVED FROM THE FIELD AREA PRIOR TO CONSTRUCTION.
7. THERE SHALL BE NO REGRADING IN THE SEPTIC FIELD AREA EXCEPT AS INDICATED ON APPROVED PLANS.
8. NO LATERALS UNDER DRIVEWAY OR PAVED AREA.
9. ALL LAUNDRY AND KITCHEN WASTES SHALL BE DISCHARGED INTO SEWAGE DISPOSAL SYSTEM.
10. NO CELLAR OR FOOTING DRAINS SHALL BE DISCHARGED INTO SEWAGE DISPOSAL SYSTEM.
11. COPIES FROM THE ORIGINAL OF THIS DOCUMENT NOT MARKED WITH AN ORIGINAL OF THE PROFESSIONAL ENGINEER'S STAMP OR EMBOSSED SEAL SHALL NOT BE CONSIDERED VALID. TRUE COPIES.
12. UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.



TYPICAL WELL DETAIL
NOT TO SCALE



EVAPOTRANSPIRATION-ABSORPTION SYSTEM
NOT TO SCALE



ABSORPTION TRENCH DETAIL
NOT TO SCALE

PERCOLATION TESTS:

COMPLETED ON SEPTEMBER 7, 1990

TEST DEPTH	TEST RATE	APPLICATION	BED AREA
A 18"	32 MIN	OR GPDISF	4410 SQ FT
B 18"	29 MIN	"	"
C 18"	9 MIN	"	"

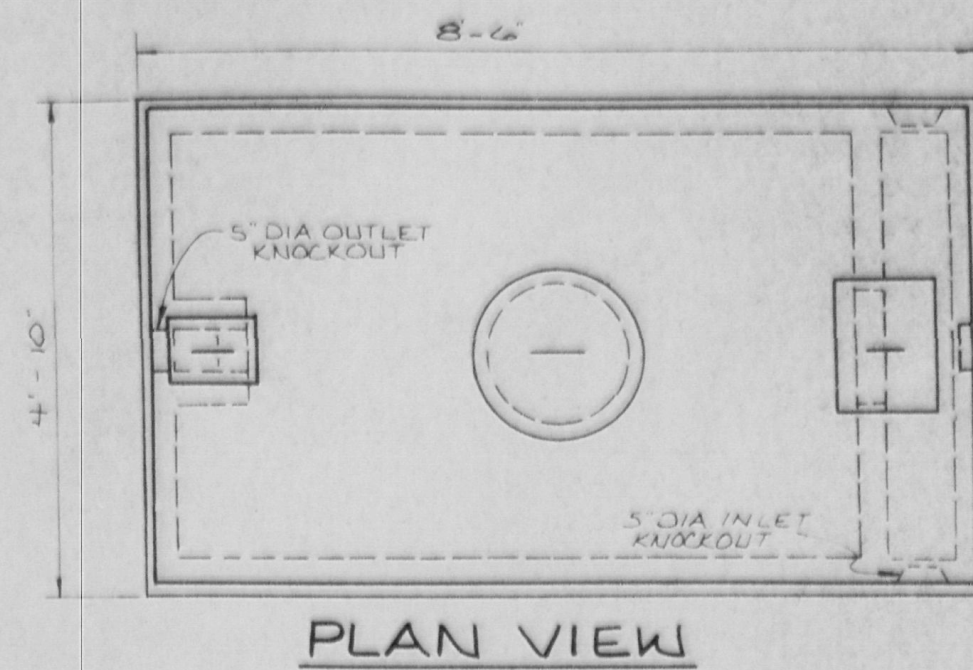
DEEP TESTS: ▲ COMPLETED ON NOVEMBER 20, 1989

GROUND
LEVEL

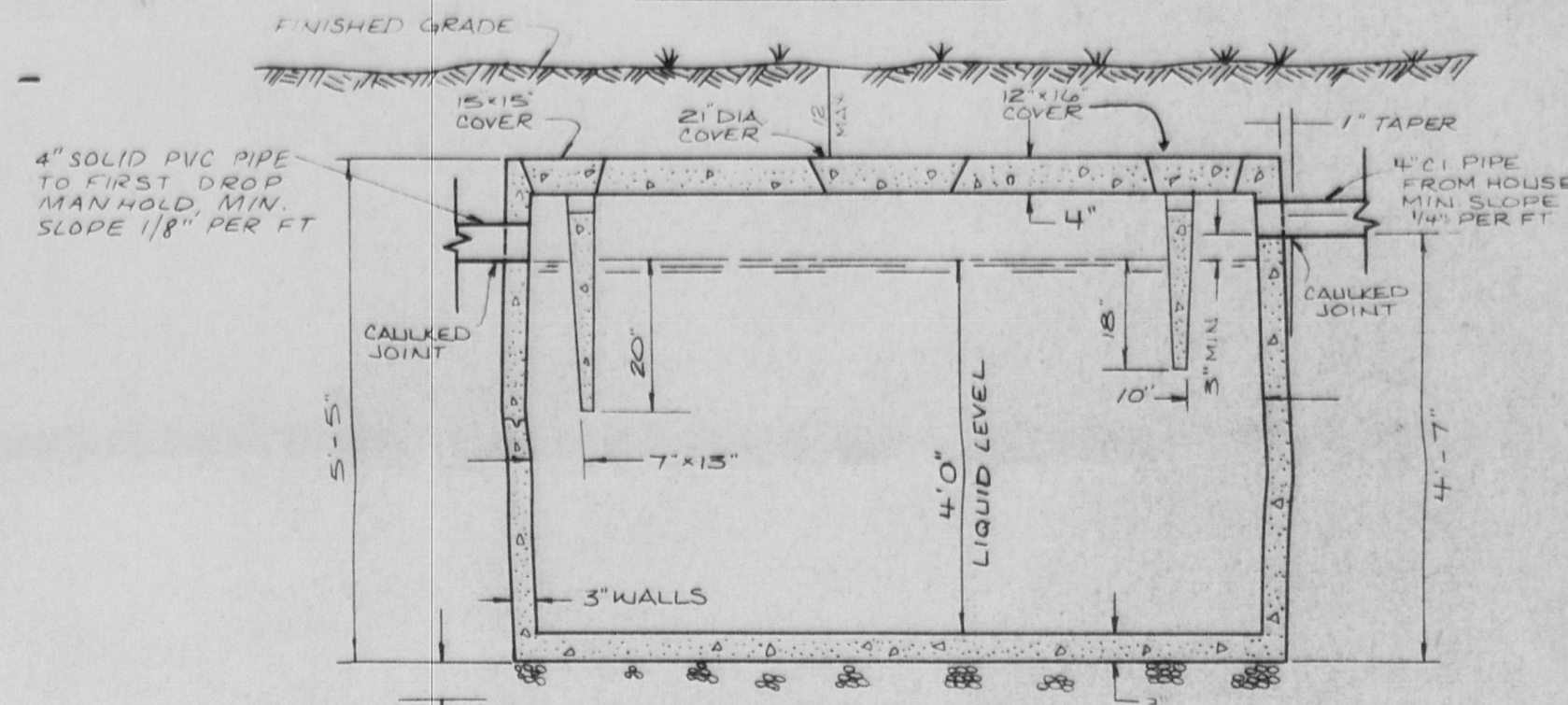
	TEST 1	TEST 2	TEST 3	TEST 4	TEST 5	TEST 6	TEST 7	TEST 8
	TOPSOIL	TOPSOIL	TOPSOIL	TOPSOIL	TOPSOIL	TOPSOIL	TOPSOIL	TOPSOIL
1	CLAY GRAVELLY LOAM	CLAY	CLAY	CLAY GRAVELLY LOAM	CLAY GRAVELLY LOAM	CLAY GRAVELLY LOAM	WS 1-6" O	ORANGE F
2	BR 8" 2" NO GW	CLAY LOAM	CLAY GRAVELLY LOAM	CLAY	BR 8" 2" NO GW	CLAY GRAVELLY LOAM	WS 1-6" O	CLAY
3		WITH MOTTLE	CLAY	CLAY		CLAY GRAVELLY LOAM	CLAY GRAVELLY LOAM	CLAY
4			BR 8" 2" NO GW	CLAY LOAM		BR 8" 2" NO GW	CLAY GRAVELLY LOAM	CLAY MOTTLE
5		CLAY LOAM WITH SHALE		CLAY GRAVELLY LOAM WITH MOTTLE			CLAY GRAVELLY LOAM	CLAY GRAVELLY LOAM
6				CLAY LOAM WITH SHALE			WS 1-6" O	CLAY GRAVELLY LOAM
7			NO BR					CLAY GRAVELLY LOAM
8							NO BR	CLAY GRAVELLY LOAM

9

GW = GROUND WATER
WS = WATER SEEPAGE
BR = BED ROCK



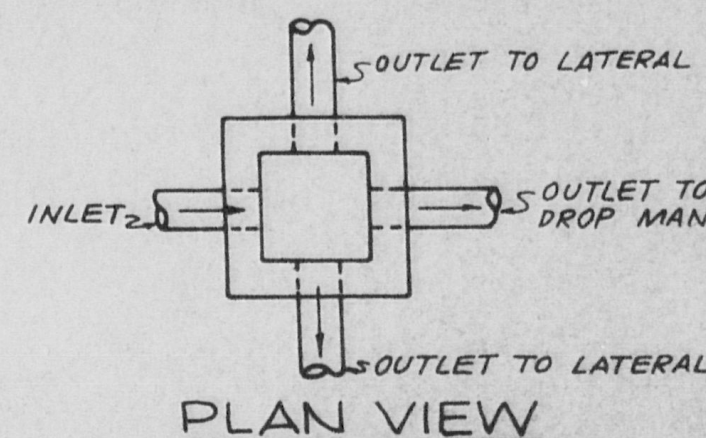
PLAN VIEW



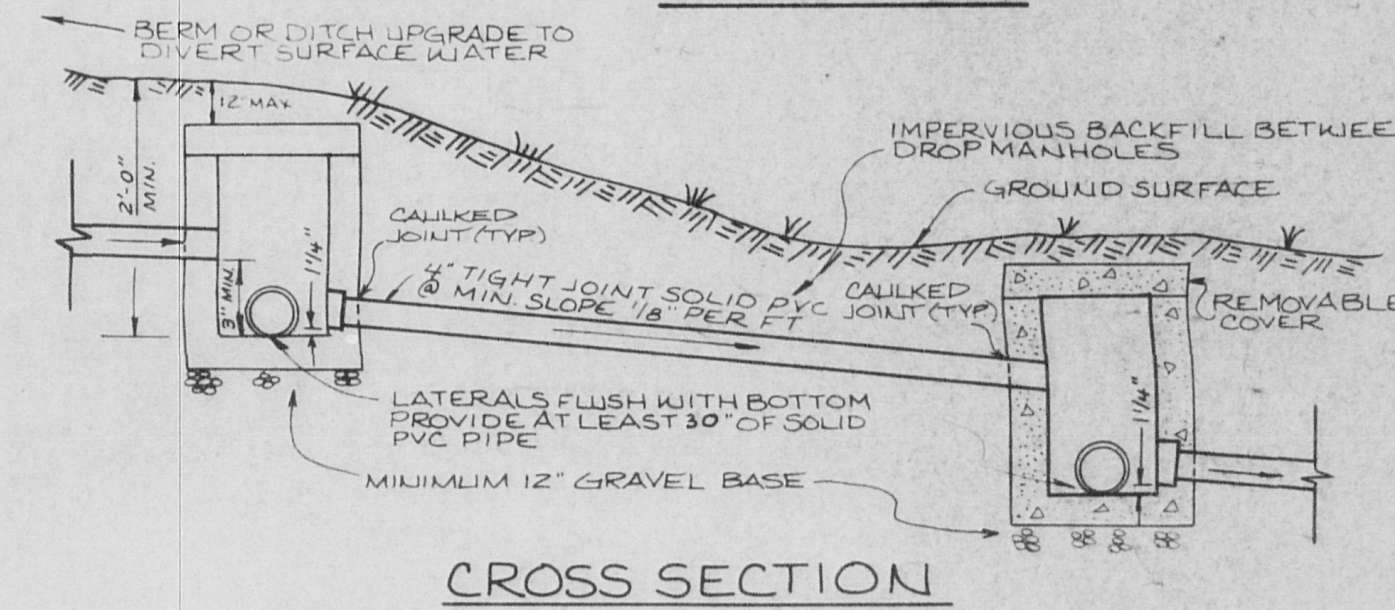
CROSS SECTION

- NOTES:**
- 1) 1000 GAL CONCRETE SEPTIC TANK BY WOODARD'S CONCRETE PRODUCTS, INC. BULLVILLE, N.Y. OR EQUAL.
 - 2) AN ASPHALTIC SEAL SHALL BE APPLIED BETWEEN CONTACT SURFACES OF MANHOLE COVERS, INFECTION COVERS, AND CLEANOUT COVERS.
 - 3) CONCRETE MIN. STRENGTH 4,000 PSI @ 28 DAYS.
 - 4) STEEL REINFORCEMENT 1/4\"/>

CONCRETE SEPTIC TANK DETAIL
NOT TO SCALE



PLAN VIEW



CROSS SECTION

- NOTE:**
1. MODEL DB-6DB BY WOODARD'S CONCRETE PRODUCTS, INC. BULLVILLE, N.Y. OR EQUAL.

DROP MANHOLE DETAIL
NOT TO SCALE

TABLE 1
SEPARATION DISTANCES FROM WASTEWATER SOURCES

Wastewater Sources	Well or Suction Line (a)	To Stream, Lake or Water Course (c)	Dwelling	Property Line
House Sewer (Watertight Joints)	25' if cast iron pipe 50' otherwise	25'	-	10'
Septic Tank	50'	50'	10'	10'
Effluent Line to Distribution Box	50'	50'	10'	10'
Distribution Box	100'	100'	20'	10'
Absorption Field	100' (b)	100'	20'	10'
Seepage Pit	150' (b) (more in coarse gravel)	100'	20'	10'
Dry Well (Roof and Footing)	50'	25'	20'	10'
Pit or Bulk-up System	100'	100'	20'	10'
Evapotranspiration-Absorption System	100'	50'	20'	10'
Sanitary Privy Pit	100'	50'	20'	10'
Privy, Watertight Vault	50'	50'	20'	10'

(a) Water service and sewer lines may be in the same trench if cast iron sewer with lead-cased joints is laid at all points 18 inches below water service pipe; or sewer may be on dropped shaft at one side at least 18 inches below water service pipe, provided that sewer pipe is laid below lead with tight and non-leaking joints and is not subject to settling, superimposed loads or vibration. Water service lines under pressure shall not pass closer than 18 feet of a septic tank, absorption line, trench, seepage pit, privy or any other part of a sewage disposal system.

(b) Sewage disposal systems located in vicinity of streams or in the general path of drainage to a well should be located 200 feet or more away.

(c) must have water mark

(d) additional minimum separations:

1) Well to property line 15'

2) Well to subdivision line 20'

3) Well to seepage pit 100'

4) Septic field or seepage pit to surface drainage or catch basin 35'

* Seepage pits located uphill from a well need a 200' min. separation.

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

P.O. Box 687, Rt 207
Goshen, N.Y. 10924
(914) 236-3700

3 Freedom Road
Lo Grangeville, N.Y. 12540
(914) 475-3730

PLAN OF DETAILS
FOR:

WASHINGTONVILLE
SOCCER CLUB

TOWN OF NEW WINDSOR
ORANGE COUNTY, N.Y.

Sheet No. **2 OF 2**

Drawn By: **AS SHOWN** Check By: **NOT APPLICABLE** Date: **85-222**



- NOTES:**
1. TOTAL AREA 48.837 ACRES
 2. TOTAL NUMBER OF LOTS 2
 3. TAX MAP NUMBER 52-1-37, TOWN OF NEW WINDSOR
 4. ZONING DISTRICT R-1
 5. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH
 6. SUBSURFACE STRUCTURES AND UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN
 7. COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAUD SURVEYORS STAMP OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED VALID, TRUE COPIES
 8. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK STATE EDUCATION LAW
 9. DEED OF RECORD FOR SUBJECT PARCEL FILED IN THE ORANGE COUNTY CLERKS OFFICE IN LIBERTY 1862 PAGE 1184
 10. REFERENCES
- MAP ENTITLED: "PLAN OF SUBDIVISION SECTION A SCOTT ACRES" DATED MARCH 5, 1963 LAST REVISED JULY 10, 1963 AND FILED IN THE ORANGE COUNTY CLERKS OFFICE JULY 19, 1963 AS FILED MAP # 1998
- MAP ENTITLED: "PLAN OF SUBDIVISION SECTION B SCOTT ACRES" DATED JUNE 24, 1963 LAST REVISED JULY 10, 1963 AND FILED IN THE ORANGE COUNTY CLERKS OFFICE IN JULY 19, 1963 AS FILED MAP # 1999

CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED ON JANUARY 17, 1986

WASHINGTONVILLE SOCCER CLUB
A.B.L. ABSTRACT CORP.

BY: *[Signature]*
NEW YORK STATE LIC# 048358

TABLE OF ZONING REQUIREMENTS: R-1

MINIMUM	REQUIRED	PROPOSED
LOT AREA	43,560 SQ. FT.	590,238 SQ. FT.
LOT WIDTH	125 FT.	525 FT.
FRONT YARD	45 FT.	100 FT.
SIDE YARD	20 FT.	50 FT.
BOTH SIDE YARD	40 FT.	150 FT.
REAR YARD	50 FT.	
STREET FRONTAGE	70 FT.	538 FT.

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

30 Box 687, Rt. 207
Graham, N.Y. 10924
(914) 294-3700

3 Freedom Road
Lo Grangeville, N.Y. 12540
(914) 471-5750

SKETCH PLAN

FOR

WASHINGTONVILLE SOCCER CLUB

TOWN OF NEW WINDSOR
ORANGE COUNTY, N.Y.

DATE: JANUARY 3, 1986

Drawn By: *[Signature]* Scale: 1"=50' Plot No: 52-1-37 Drawing No: 250222

Sheet No: 1 OF 2

